

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** J. Hendricks Homes III, Inc.

**Case #:** 105-R-03

**Date:** October 28, 2003

**Comments:**

1. No Comments.

**Recommendations:**

1. The notice should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** J. Hendricks Homes III, Inc.

**Case #:** 105-R-03

**Date:** October 28, 2003

**Comments:**

1. Provide an engineering plan for paving, grading, and drainage which details sufficient property elevations and cross sectional views to demonstrate how storm water will be routed, stored, and discharged pursuant to Section 47-25.2.L of the City Code of Ordinances.
2. The design for this site shall indicate how a minimum of 1-inch of water from the entire site (equating to 833 ft<sup>3</sup>) will be stored in landscaping retention areas or other approved drainage system for pre-treatment before discharging to the public waterway or impacting adjacent properties. **The engineering department shall require the Engineer and land surveyor to certify that the contractor has constructed this project consistent with the approved paving, grading, and drainage plan.**
3. The engineer shall include a detail providing grades to be maintained by the contractor(s) within the City's roadway shoulder (swale). These grades will necessarily provide retention for storm water runoff with depth of eight (8) inches measured from the roadway crown (N.E. 20 Court). **The engineering department shall require the Engineer and land surveyor to certify that the contractor has constructed this project consistent with the approved paving, grading, and drainage plan.**
4. Owner of the referenced property is advised that no site plan approval shall be issued until said site plan reflects all easements, rights of way or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety (90) days prior to the date

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of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract. Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.

5. The owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) prior to requesting final DRC authorization.
6. Provide an engineering plan which details all existing City water, sewer, and stormwater mains and services along the frontage of this project. The engineer's design shall make use of any existing services prior to designing new services to minimize new connections to the City's infrastructure, where possible.
7. The engineer shall include the required engineering department construction details for the contractors use in constructing the sidewalk, driveways, and any new water or sewer services.
8. Verify with the landscaping plans reviewer that the trees proposed on the rear easement will not adversely impact the power lines running through and above this corridor.
9. The landscaping plan indicates it is at 1/8" = 1 foot scale. When scaling the distance from the south edge of pavement on N.E. 20 Court to the north property line of this site (on sheet LS-1) there appears to be only ten (10) feet available for a five (5) foot wide sidewalk and oak trees. The survey indicates there is fifteen (15) feet between the two points of reference. If the survey is correct then there appears to be sufficient planting area for oaks, although some are in the sight triangles, indicated on the landscaping plan. Please correct the landscaping plan and we (staff) will re-assess whether this design is acceptable.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** J. Hendricks Homes III, Inc.

**Case #:** 105-R-03

**Date:** October 28, 2003

**Comments:**

1. Flow test required.
2. Show hydrant location.
3. Fire sprinkler system required by 903.8.2 of the FBC.
4. Show fire sprinkler main with DDC and FDC

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** J. Hendricks Homes III, Inc.

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**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** J. Hendricks Homes III, Inc.

**Case #:** 105-R-03

**Date:** October 28, 2003

**Comments:**

1. Trees need a minimum 8' wide planting area. The oaks along 20<sup>th</sup> court appear to be in an area of insufficient width.
2. "Equivalent replacement" for trees removed to be above minimum site code requirements. Trees which would be considered good candidates for relocation should be relocated. All Tree Preservation Ordinance requirements apply.

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**Division:** Planning

**Member:** Tony Longo  
954-828-8960

**Project Name:** J. Hendricks Homes III, Inc.

**Case #:** 105-R-03

**Date:** October 28, 2003

#### **Comments:**

This application is for 3, 3BR/3.5 Bath cluster homes in the RD-15 zoning district. Land use is medium. Only part of this block is zoned RD-15, while the balance and surrounding land is zoned RS 4.4. An existing single family dwelling is to be razed. This application is nearly a mirror image of a proposal diagonally located across the street; this being phase I and the other application is phase II.

1. RD-15 zoning district permits cluster dwellings designed in a manner that is compatible and complementary to the surrounding area. An architectural narrative must be provided to affirm this project meets neighborhood compatibility. A point-by-point narrative addressing Section 47-25.2 & .3 (style, elements, massing and scale) must be presented. Among the items to address include, but are not limited to, the need to provide an illustration that depicts:
  - The front, side and rear yard setbacks for all principal structures on both sides of NE 20<sup>th</sup> Court from Bayview Drive to the ICW, and for the lot to the north and those on either side of this lot to the north.
  - Separation distances between all principal structures along both sides of NE 20<sup>th</sup> Court, and those shown to the north of the subject lot, and to either side of this lot to the north.
  - The number of stories of all principal structures on both sides of NE 20<sup>th</sup> Court, and for the structure immediately north and on both sides of that structure.
  - The roof types of the principal structures located on the lots 2 to the right and 2 to the left must be identified on the stated exhibit.
  - Footprints of all principal structures located along both sides of NE 20<sup>th</sup> Court and for the lot to the north and on both sides of that lot.
2. At least one share amenity must be shown for the inhabitants of the building. Label and apply shading or cross hatching to identify the common amenity.
3. Indicate the minimum lot size requirement, and list those that are proposed.

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4. Indicate in the chart the maximum permitted height and that which is provided in “foot” measurements.
5. List the required minimum lot width and that which is proposed for each lot.
6. The minimum floor area (750 SF) and that which is proposed for each lot must be clearly listed in the chart.
7. The minimum front yard measurement of 25 feet is not satisfied. Shift the building back to meet this minimum requirement.
8. The 5-foot pedestrian easement must be delineated along the entire rear of this development.
9. The 5-foot pedestrian easement must be shown from the front lot line to the rear lot line along both sides.
10. Habitable space cannot violate the step back provision for structures that exceed 22 feet in height. Obtain a position from Terry Burgess regarding this issue.
11. Dimension the concrete landings for each front entrance.
12. Dimension that a minimum of 8 feet is provided between all entrances.
13. List the minimum floor area requirement and indicate that which is proposed for each unit.
14. Show proposed fence locations on each lot.
15. Seventy-five percent (75%) of all fences within 25 feet of a public right-of-way must be opaque. The picket fence detail shows no openings, and may not satisfy this requirement depending upon the fence locations.
16. Sections 47-18.C.4.d. i, ii and iv must be demonstrated (steps backs).
17. The internal sidewalk must include a segment that extends to the public sidewalk parallel with NE 20<sup>th</sup> Court.
18. The internal sidewalk must be dimensioned.
19. A home office is designed into the floor plan. The plan must note that this is for personal use only, and that a home-based business permit must be obtained if this space is to be used beyond that for personal use.

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20. A similar project is being proposed across the street from this proposal. Provide the color palette for both developments and a landscape palette for both projects to ensure they are varied enough to ensure diverse architectural and landscape appearance.
21. Show locations and setbacks for A/C units.
22. The 2<sup>nd</sup> floor façade wall must be shown on the 1<sup>st</sup> floor plan.
23. These comments must be addressed within 90 days of the DRC meeting scheduled for October 28, 2003. (Deadline is December 26, 2003 to address these comments.

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<b>Division:</b>	Police	<b>Member:</b>	Det. Gary J. Gorman 954-828-6421
<b>Project Name:</b>	J. Hendricks Homes III, Inc.	<b>Case #:</b>	105-R-03
<b>Date:</b>	October 28, 2003		

**Comments:**

1. Will Impact resistant glass be used?
2. Will the security fence/gate at project openings, be secured by a locking device in order to restrict entry/exit?
3. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
4. Will there be any addition lighting for entry foyer area? Will there be any additional common area lighting to cover dead spots behind security wall? (Covering the perimeter)
5. All entry doors and locking devices will have sufficient security rating.
6. Will the overhead garage doors have a secondary locking device?
7. Will all entry doors have a 180-degree viewing device? (Peephole)
8. Will an intercom system be installed, for communication at the front door?
9. Will these units have a perimeter security system, to include glass break protection and panic buttons for emergency conditions?
10. All landscaping should allow unobstructed view of all entry doors and windows, using the three- foot, six-foot rule. (Keeping all landscaping under windows and above doorways, allowing direct line of site view of property)
11. Are there any considerations being proposed for third floor emergency escape devices? (From either doors or windows)
12. Please submit comments in writing prior to DRC sign-off.

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** J. Hendricks Homes III, Inc.

**Case #:** 105-R-03

**Date:** October 28, 2003

**Comments:**

1. Provide a narrative outlining how the proposed cluster development complies with section 47-18.9 point by point.
2. Pursuant to section 47-18.9.B at least one (1) shared amenity is required.
3. The balconies encroach into the side yard setback above twenty-two (22) feet pursuant to section 47-18.9.C.4.d.iv.
4. Indicate the location of all mechanical equipment pursuant to the requirements of sections 47-19.2.S and 47-19.2.Z.
5. Site plan level III review is required for cluster dwellings pursuant to section 47-24.1 Table Development Permits and Procedures Item # 30. Adequacy requirements of 47-25.2 and Neighborhood Compatibility requirements of section 47-25.3 apply to this proposed project.
6. Additional comments may be discussed at the DRC meeting.